



Table of Contents

Section 5.0 County/Town Planning Framework	5-1
Section 5.1 Legislative & Regulatory Background.....	5-2
Section 5.2 Vision, Overarching Goals & Guiding Principles	5-2
Section 5.2.1 Vision, Overarching Goal & Guiding Principles	5-3
Section 5.2.2 Guiding Principles for County/Town Planning	5-3
Section 5.3 Relationship of County / Town Planning.....	5-6
Section 5.3.1 Council of Governments (COG) Role and Responsibilities.....	5-6
Section 5.3.2 Town Plan Consistency & Implementation	5-6
Section 5.3.3 Sustainable Smart Growth Management	5-7
Section 5.4 Community Planning Process	5-7
Section 5.4.1 Chester / Stevensville Community Plan Growth Strategies & Priorities.....	5-8
Section 5.4.2 Kent Narrows Community Plan.....	5-9
Section 5.4.3 Grasonville Community Plan.....	5-10
Section 5.4.4 Queenstown Community Plan Growth Strategies & Priorities	5-11
Section 5.4.5 Centreville Community Plan Growth Strategies and Priorities.....	5-12
Section 5.4.6 Town Plans for Growth	5-13
Section 5.5 Sustainability Measures	5-15
Section 5.6 Goals, Objectives and Recommendations.....	5-15
Goal 1: Foster Government Cooperation and Participation	5-15
Goal 2: Continue to Direct Growth to Designated Planning Areas	5-17

Tables and Figures

Table 5-1: Summary of Municipal Growth Elements.....	5-13
Figure 5-1: Town Fringe Concept Diagram	5-5



Section 5.0 – County/Town Planning Framework

Maintaining connections from the past to the present to create the future is achieved through comprehensive, consistent and continuous County and Town planning. Historically, the planning efforts have emphasized preservation of agricultural land, promotion of the historical settlement patterns found in our Towns, economic development compatible with community character and innovation through design for the future. The County's towns play an important role in history as well as in the present and future toward achieving the overall goal of maintaining the County as a **quintessential rural community**.

The Town and Community Plans and the County Comprehensive Plan, through their implementation strive to achieve the following:

- Improve the quality of life;
- Maintain small town/community atmosphere;
- Develop partnerships;
- Coordinate protection of resources;
- Conduct strategic land use planning and regulation;
- Provide efficient transportation solutions; and
- Provide cost effective infrastructure.

It is these plans that lay the foundation for today and tomorrow's decision making through applying sound planning principles guided by a **sustainable smart growth management strategy**. This strategy is dependent upon a comprehensive, continuous and collaborative relationship between the County and the Towns with respect to both planning and implementation.

Article 66B Visions

1. Quality of Life

2. Public Participation

3. Growth Areas

4. Community Design

5. Infrastructure

6. Transportation

7. Housing

8. Economic Development

9. Environmental Protection

10. Resource Conservation

11. Stewardship

12. Implementation



Section 5.1 Legislative & Regulatory Background

Article 66B and Smart, Green and Growing legislation adopted by the Maryland General Assembly in 2009 directs counties, municipalities and the State to coordinate planning and development efforts to achieve the established visions. State legislation adopted in 2006 (HB 1141) requires a Water Resources Element (WRE) for all jurisdictions be prepared demonstrating how they intend to plan for *smart growth* in the context of *protecting State water resources* and providing adequate water supply to meet current and future needs. HB 1141 also required all municipalities to prepare a Municipal Growth Element (MGE) to coordinate their future growth and annexation plans with the County to examine the effects of growth on infrastructure.

State legislation outlines a number of tools and techniques to be utilized by the County and the Towns to coordinate and manage growth. Those include:

- Joint Planning Agreements;
- Adequate Public Facilities Ordinances (APFO);
- Municipal Growth Element (MGE):
 - Coordinate planning between County and Towns; and
 - Conduct face-to-face meetings between the County and Towns;
- Enhance Transfer of Development Rights (TDRs) program:
 - Limiting the Transfer of Development Rights to Priority Funding Areas (PFAs) for the protection of rural agricultural lands;
 - Meeting State required minimum densities within PFAs;
 - Creating strategies for funding public facilities with an emphasis on schools and educational facilities;
 - Providing protection of sensitive lands in Critical Area; and
- Reporting requirements that include monitoring and evaluating the effectiveness of County/Town planning.

Early in the 2010 Comprehensive Plan update process, the County recognized the importance of conducting joint planning with the Towns to address the requirements of the new Water Resources and Municipal Growth Elements. As part of this joint planning effort, the County developed a review checklist for use when reviewing the MGE for each Town. The development of the WRE defined in Appendix 3 reflects a joint planning effort between the County and the eight incorporated Towns. This collaboration between the County and the Towns fosters enhanced cooperation to facilitate future joint planning agreements.

Section 5.2 Vision, Overarching Goals & Guiding Principles

Article 66B sets the standards for local jurisdictions and mandates specific items to be included in the County and Town plans. All Twelve Visions outlined in this legislation provide guiding principles for County/Town planning. Refer to Land Use Section 1.2.



Section 5.2.1 Vision, Overarching Goal & Guiding Principles

A significant portion of the County's commercial and residential development should occur in Towns, Planning Areas (also referred to as Designated Growth Areas (DGAs)) and Priority Funding Areas (PFAs).

*The Vision for the future of Planning Areas within Queen Anne's County and incorporated municipalities is to maintain and enhance communities across the County as **great places to live** and work through working collaboratively for the purpose of:*

- *Improving the quality of life in all communities through effective and strategic land use planning and regulation;*
- *Developing partnerships, in the area of shared resources, that identify and implement solutions in the best interest of residents and other stakeholders;*
- *Providing and maintaining adequate community facilities, infrastructure and services; and*
- *Maintaining small town/community atmosphere.*

Section 5.2.2 Guiding Principles for County/Town Planning

As part of the County's 1993 Comprehensive Plan, the County established six Planning Areas formerly known as Growth Areas. The Planning Areas are Chester, Stevensville, Kent Narrows, Grasonville, and joint planning areas with the Town of Queenstown and the Town of Centreville. These Planning Areas were established to augment the Comprehensive Plan as a tool for guiding development. Since 1993, a detailed level of Community and Town planning has been conducted for these Planning Areas.

The following are four key benefits experienced by the County since the 1997/1998 adoption of the Community Plans for these Planning Areas and as a result of jointly adopting Town Plans.

- ① Encourage development and economic growth in areas designated for growth in County and Town plans for the purpose of protecting agricultural and other rural lands.
- ② Provide public facilities and infrastructure in a manner that supports the growth boundary delineation of Planning Areas.
- ③ Protect sensitive environmental features within the growth boundary.
- ④ Establish rural buffers or greenbelts around Planning Areas and Town fringes to protect sensitive environmental features as well as to establish transitional areas between concentrated growth and rural agricultural lands.

These benefits are consistent with those outlined in Managing Maryland's Growth, Models and Guidelines, Volume 12-Urban Growth Boundaries.



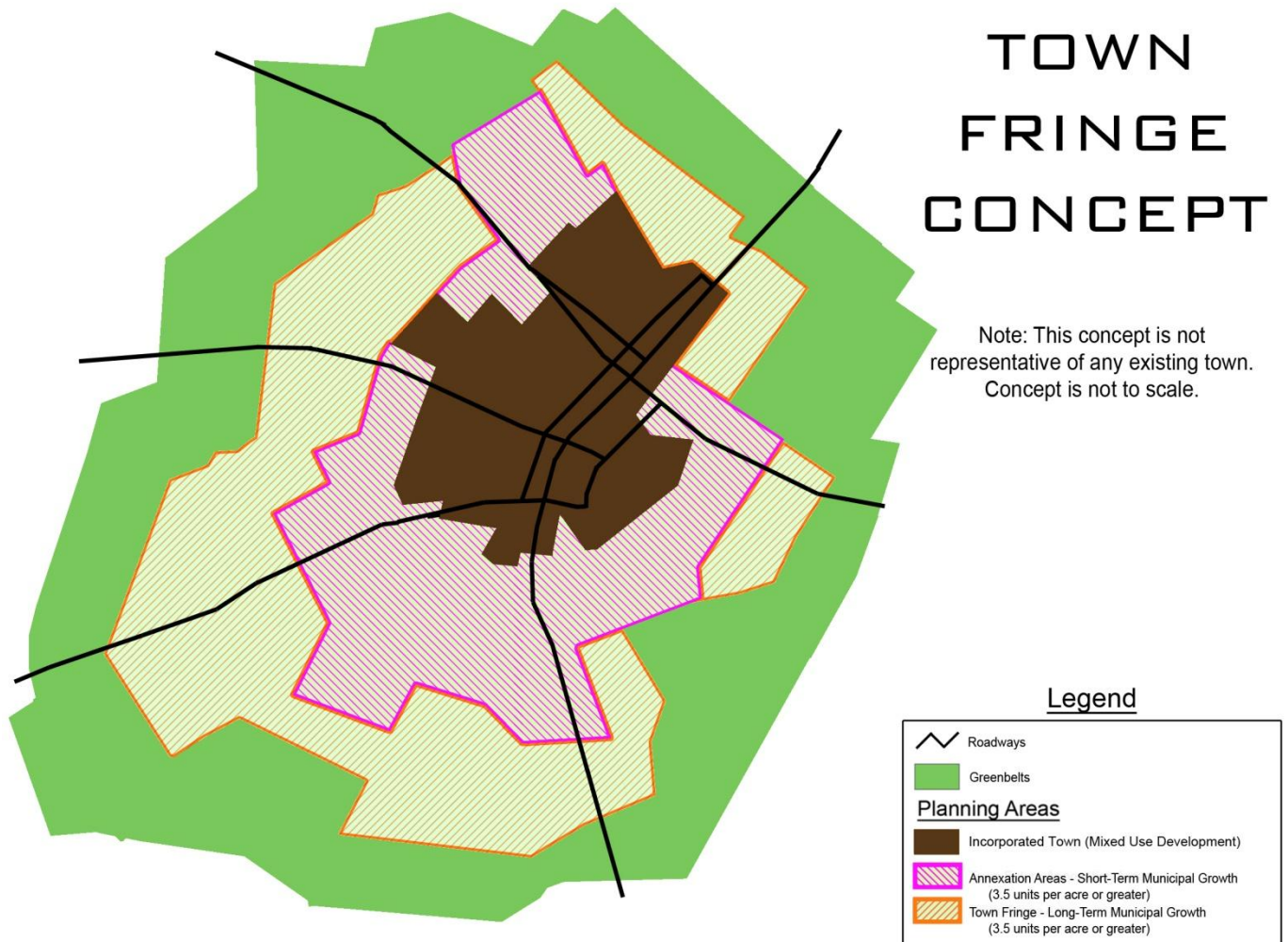
Article 66B emphasizes establishing growth areas, community design, infrastructure placement and stewardship while balancing growth with environmental protection. These visions provide the framework for planning at the community level consisting of Planning Areas, incorporated Towns, potential annexation areas and/or lands immediately surrounding planning areas and Town boundaries. The following defines key County/Town planning terms:

- **County/Town Planning Area** (formerly known as *Growth Area*) is a geographical area defined as the “Designated Growth Area” in a community plan or comprehensive plan. Refer to Map LU-6: County/Town Planning Areas and Priority Funding Areas.
- **Annexation Areas** are areas identified in the Town Plans and their accompanying MGE and recognized by the County for short-term expansion of the incorporated Town boundary (Refer to Figure 5-1).
- **Town Fringe** is an area of transition between a Town boundary and the accompanying annexation areas, which are reflected in its MGE, and a rural buffer or greenbelt. This fringe contains land areas intended for long-term annexation in order to offer opportunities for future growth and development (Refer to Figure 5-1).
- **Greenbelts** are areas of land consisting of agriculture, open space and natural areas surrounding the Town Fringe whose main purpose is to curb the outward expansion of town and suburban style development and an area in which development and an area in which development is strictly controlled.

Planning Area Guiding Principles

- *Maintain Small Town Atmosphere*
- *Continue Preservation of Agricultural Lands Outside of Planning Areas and Town Fringe Areas*
- *Fund Infrastructure Costs*
- *Leverage Development Impact Fees*
- *Foster Joint Planning Agreements, Cooperation & Implementation*
- *Sustainable Smart Growth Management (Timing, Phasing and Location)*
 - *Continue to Direct Growth to Planning Areas and Towns*
 - *Provide Adequate Public Facilities*
- *Maintain Desirable, Walkable Neighborhoods*
- *Establish Rural Buffers and Greenbelts and other Preservation Tools*

Figure 5-1: Town Fringe Concept Diagram





Section 5.3 Relationship of County / Town Planning

The County and Town Planning Areas provide opportunities for the expansion and enhancement of existing communities that have been built around historic settlements. These historic settlements reflect a variety of architectural styles and housing types, mix of land uses, employment opportunities, public facilities and cultural and historic experiences. It is these historic settlements which have become established communities and towns that provide a place for directing growth in concentrated areas, locating and expanding various public facilities, providing a place offering entertainment and recreation, and facilitating preservation of the rural agricultural areas across the County.

Planning Areas (formerly known as Growth Areas) are geographic areas defined by a community plan or comprehensive plan.

Council of Governments (COG) is a voluntary association of local jurisdiction officials and entities.

Section 5.3.1 Council of Governments (COG) Role and Responsibilities

The County Commissioners by Resolution 07-18 adopted in 2007, established the Regional Council of Governments of Queen Anne's County for participation by the County and its eight incorporated municipalities including Barclay, Church Hill, Centreville, Millington, Queen Anne, Queenstown, Sudlersville and Templeville to:

- Study governmental problems common to two or more participating Towns or the County that affect health, environmental safety, welfare, education, economic conditions and regional development;
- Promote cooperative arrangements and coordinate action among its members;
- Make recommendations for review and action to the members and other public agencies that perform functions within the region;
- Adopt by-laws; and
- Accept funds from governmental agencies.

This framework described in this Element facilitates future planning, collaboration and implementation to achieve watershed planning in the context of sustainable smart growth management for the purpose of maintaining our quintessential rural agricultural community while supporting our vibrant Towns.

Section 5.3.2 Town Plan Consistency & Implementation

Working together through cooperation was one of the key themes that emerged through the 2010 Comprehensive Plan update process. Cooperation between the County and Towns can be facilitated through inter-jurisdictional planning to provide necessary public facilities and services, and implementing regional projects. The County currently works cooperatively with the Towns through an agreement to notify and review development projects within an area known as the Town Notification Area. Article 66B directs counties and towns and the State to coordinate planning and development efforts to achieve the established visions. The following benefits set the stage for enhanced inter-jurisdictional cooperation:

- ① Setting compatible inter-jurisdictional goals, objectives, and policies can result in guiding development, protecting natural resources and supporting agricultural preservation.



- ② Coordinating the provision of public services in an efficient and cost-effective manner can benefit both County and Town governments.
- ③ Saving time and resources spent on land use decisions (i.e. annexations).
- ④ Establishing agreements to facilitate pursuit of joint planning, coordination and implementation opportunities achieve higher levels of consistency.

Section 5.3.3 Sustainable Smart Growth Management

In summary, the County's *sustainable smart growth management strategy* aims to reduce development encroachment in the *rural agricultural areas* by directing growth to existing population centers located in towns, Planning Areas and/or Priority Funding Areas. The intent is to concentrate growth in existing or future new population centers with employment opportunities while providing cost effective public facilities and services to meet population needs, reducing impacts of traffic, and reducing impacts on the environment with emphasis on water resources. Refer to Section 1.0 Land Use Element for a more detailed description of the County's *sustainable smart growth management strategies*.

Section 5.4 Community Planning Process

Implementation of the 1993 County Comprehensive Plan resulted in the development of six Community Plans for County designated Planning Areas which includes the two Towns of Queenstown and Centreville.

The six Community Plans include:

- Chester*
- Stevensville*
- Kent Narrows
- Grasonville
- Queenstown
- Centreville

**Chester and Stevensville were joined into one plan for the 2007 Community Plan Update.*

Planning Area Characteristics

Small towns or communities that have developed around historic settlements suitable for walking, biking, shopping, tourism, living where you work and other similar activities.

The Towns of Queenstown and Centreville have worked jointly with the County to create, adopt and implement long-range plans that seek to achieve the goal of concentrated growth and preservation of agriculture and natural resources. The joint planning process involves inter-jurisdictional coordination between the County and Town Planning Commissions to draft a Community Plan for public and State agency review, collaborative public hearings, modifications as necessary, joint approval and adoption by Town Council and County Board of Commissioners.

In an effort to foster a greater level of County/Town cooperative planning it is intended that joint plans will be achieved with the other incorporated municipalities of Barclay, Church Hill, Millington, Queen Anne, Sudlersville and Templeville.



Section 5.4.1 Chester / Stevensville Community Plan Growth Strategies & Priorities

In 2007, as part of the update of the separate Chester and Stevensville Community Plans, the two planning areas were combined. As a County designated Planning Area, the Kent Island communities of Chester and Stevensville have accommodated a significant amount of the County's residential and commercial growth.

The "contained-growth" philosophy established in the Chester / Stevensville Plan resulted in reductions in the size of the designated Planning Area, placed greater emphasis on redevelopment rather than new development, and proposed limitations on growth both within and outside the reduced Planning Area to protect environmentally sensitive areas. These changes support the provision of more efficient and fiscally responsible delivery of public services for Kent Island.

The strategies are supported by:

The Land Conservation Plan: Conservation of natural resources and protection of environmental features are key objectives. They include:

- A three hundred foot buffer from tidal waters within the Chesapeake Bay Critical Area;
- Lands designated as Greenbelt; and
- Existing and proposed parklands to provide public waterfront access and interpretive facilities to support environmental education.

The Transportation Plan: Investments in transportation system infrastructure are intended to better manage traffic, improve safety, and reduce congestion to the extent possible and facilitate the movement of people and goods. Recommended transportation and pedestrian system improvements are designed to foster greater connectivity between existing developed communities adjacent to, or in proximity to, the US Route 50/301 corridor.

The Community Land Use Plan: The planned pattern of land use and the characteristics of Chester and Stevensville prioritized maintaining and creating traditional village centers promoting infill opportunities, traditional neighborhood design, and historic district preservation. In 2009 the County implemented Plan recommendations to create a new Neighborhood and Village Center (NVC) zoning district. The NVC zoning supports the vision to create a walkable village center for Chester.

Chester/Stevensville Planning Area Strategies

- *Preservation of Natural Resources, Environmentally Sensitive Features and Open Space*
- *Contain Location and Rate of Growth*
- *Vibrant Town Centers*
- *Enhanced Mobility through Reduction of Traffic Congestion*
- *Pedestrian Improvements – Walkable Community*
- *Job Center*
- *Stabilized Tax Base*
- *Public Facilities and Services*
- *Gateway to the Eastern Shore*
- *Transformation of Development along Route 50 Corridor*
- *Development and Design Standards*
- *Greenbelts*



Section 5.4.2 Kent Narrows Community Plan

The Kent Narrows community is a place of significance within the County with respect to history, location, watermen activity, seafood industry, commercial establishments, environmental features, recreation, special events and tourism. The vision is to establish the area as a year-round destination for visitors and local residents while highlighting the heritage of the traditional working waterfront character. Kent Narrows was identified as a special planning area in the 1987 Queen Anne's County Comprehensive Plan leading to the adoption of the Kent Narrows Community Plan in 2006, defining the path for the Narrows to realize its potential as a maritime and economic hub of the County.

The Plan provides the community vision, goals, objectives and policies for future development of Kent Narrows and establishes long-term goals to be implemented over the next 20 years. Kent Narrows, located along US 50/301 and MD 18, is largely a commercially developed community that contains higher density residential uses, commercial and industrial uses in support of the seafood and boating industries. The following are key planning issues with respect to this area:

- Approximately 37% of the lands remain undeveloped due to environmentally sensitive features and lands.
- Niche market opportunities include the expansion of tourism attractions, events, activities, entertainment, basic consumer goods and boating services.
- The boundaries (roughly 354 acres) have remained the same due to the limitations on public sewer allocations and water infrastructure to service this Planning Area.
- Although commercial and residential development will be dependent upon adequate public facilities, land available for development offer opportunity for growth and economic sustainability for the County.

The Plan encourages implementation of a variety of strategies with emphasis on economic development for the purposes of:

- Expanding tourism, recreational and commercial opportunities in the County.
- Adding more non-residential development as part of the future build-out of Kent Narrows while respecting environmental constraints.
- Encouraging adaptive re-use of existing buildings as well as development/redevelopment.
- Continuing County pedestrian and bicycling facilities with the extension of the Cross Island Trail.
- Considering public investment with respect to a water tower and expansion of both water and sewer lines to un-serviced properties to support development.
- Maintaining and improving public open space.

Kent Narrows Planning Area & Economic Development Strategies

- *Establish the Community as a Year-round Destination*
- *Conservation/Preservation of Environmentally Sensitive Areas*
- *Mixed-use and Live-work Development*
- *Pedestrian Linkages to Cross Island Trail, Waterfront and Parking Areas*
- *Promote Consistent Architectural Design Patterns for New Development*
- *Enhance Waterfront Experiences through Amenities, Events and Infrastructure*
- *Pursue Niche Market Opportunities*
- *Ecotourism Opportunities*
- *Improve Well's Cove as Public Space*
- *Create Design Standards for Development*
- *Additional Study to Address Infrastructure Needs (i.e. public water)*



Section 5.4.3 Grasonville Community Plan

The Grasonville Community Plan establishes goals, objectives and recommendations for the long-term growth management of the Grasonville Planning Area. Named after Maryland's Governor Grason, this community was first established as a village; a string of homes and small businesses along the County's historic "Main Street" (MD Route 18).

The Grasonville Community Plan focuses on reviving this once vibrant village with environmentally sensitive infill development and redevelopment that is compatible with, and complementary to, the desired village character. In 1998, the Community Plan recommended creation of new zoning districts for Grasonville to encourage and support compatible infill and redevelopment, and so that new development would be integrated into the existing community fabric. Between 2002 and 2009, the area experienced little change; however, the area is now served by water and sewer.

In 2009, the County approved a new Emergency Center at the intersection of US 50/301 and Nesbit Road. This development is currently under construction and will have a major influence on development activities in the eastern most part of the Grasonville Planning Area. In 2010, the proposed update to the Grasonville Community Plan recommends that the area around the new Emergency Center be considered for future supporting office uses, commercial uses, and workforce housing.

The following are key planning issues for the area:

- Maintain the small town living and community atmosphere;
- Maintain rural areas and open spaces;
- Encourage revitalization of the Grasonville Village Center (GVC), including the provision of parking lots, a community park, reduced front setback requirements, expanded range of permitted low commercial uses that are compatible with the intent of the GVC;
- Improve Main Street streetscape with sidewalks, pedestrian crosswalks, pedestrian lighting and traffic calming;
- Establish commercial design standards;
- Provide sidewalks on major community roads;
- Improve drainage systems;
- Encourage infill residential development of areas designated as Grasonville Planned Residential Neighborhoods (GPRN);
- Support office and commercial development near the Emergency Center;
- Support the extension of the Cross Island Trail and Cross County Connector bicycle-paths;
- Limit expansion of Neighborhood Conservation (NC) areas; and
- Buffer residential areas from impacts of non-residential development.

Grasonville Planning Area Strategies

- *Maintain village character*
- *Conserve/preserve environmentally sensitive areas*
- *Revitalize Main Street*
- *Improve Pedestrian and Bicycle linkages*
- *Provide sidewalks*
- *Establish Commercial Design Standards*
- *Create a Medical Campus mixed-use zoning*
- *Improve drainage*
- *Improve safety at roadway intersections*
- *Improve recreational opportunities*
- *Protect existing neighborhoods*



Section 5.4.4 Queenstown Community Plan Growth Strategies & Priorities

Queenstown, designated a “Growth Sub-Area” in 1993, is recognized as a Planning Area in the County Comprehensive Plan. The current update of the County and Town jointly adopted 1998 Queenstown Community Plan has been collaborative between the County and Town. The Queenstown 2010 Community Plan, as drafted, is consistent with Article 66B and the principles of smart growth. The Plan incorporated its own unique vision and objectives as follows:

- To control our destiny as a Town rather than being driven by piecemeal growth over which we have no control. To control our destiny requires that decisions be made by the Town and not for the Town.
- To establish Queenstown as a leader on the Eastern Shore in environmental stewardship and community design by meeting or exceeding environmental regulations and requirements and actively promoting neighborhood design that reflects the rural, village-like characteristics of Queenstown.
- To ensure that growth not only pays for itself, but also is a source of ongoing revenue for the current and future infrastructure needs of the Town.

Source: Pending Queenstown 2010 Community Plan

This approach of the Plan is to consolidate growth on a portion of a Planning Area and promote Environmental Site Design and stormwater management practices which is supported by the following key objectives:

- Maintain balance in Queenstown’s economic, aesthetic, cultural, and historic elements;
- Improved access to waterfront;
- Commitment to revitalization;
- Protect and improve Queenstown Creek, Chester and Wye Rivers;
- Improve access to US 50/301, mitigate noise, and provide opportunities for walking and biking; and
- Manage growth through a deliberate and phased policy of annexation and implementation of a TDR program that establishes greenbelts.

Preservation of the Town’s Community Character involves Design Principles including:

- Mixed Uses;
- Natural Features should determine design;
- Development will incorporate watershed management practices to improve waterways;
- Automobiles should not determine design;
- Ample open space must be provided;
- Substantial landscaping should be incorporated into design; and
- Architecture should reflect Queenstown’s traditional development.

Queenstown Revitalization and Planning Area Strategies

- *Community Character*
- *Environmental Stewardship*
- *Neighborhood Design*
- *Adequate Public Facilities*
- *Historic Preservation*
- *Improved Waterfront Access*
- *Neighborhood Revitalization & Infill*
- *Protection of Water Resources*
- *Improved Accessibility to Transportation System*
- *Architectural Standards for Housing*
- *Timing and Management of Growth*
- *Responsible Change*
- *Expansion of Municipal Boundary*



Section 5.4.5 Centreville Community Plan Growth Strategies and Priorities

The Town of Centreville and surrounding area was designated as a “Growth Sub-Area” with the 1993 Queen Anne’s County Comprehensive Plan. The Centreville Community Plan was jointly adopted by the County and Town in 1998 and was collaboratively updated in 2009. In 2009 this Plan received an award for the “Best Small Town Initiative” by the Maryland Chapter of the American Planning Association. The Plan is guided by the original eight visions identified in Article 66B. The plan identifies a number of key recommendations for the Town and surrounding areas identified as a designated Planning Area.

Implementation of the Plan is outlined in phases in order to support necessary infrastructure investments. Planned growth and development is expected to occur in phases starting from the Town Center and extending beyond the Town limits. The Town envisions new growth to be consistent with existing traditional style development.

The Plan encourages new development, infill and redevelopment within the corporate limits of the Town and for nine targeted infill and Planning Areas around the Town with emphasis that:

- Each infill and Planning Area proposes either residential, mixed use with residential and or commercial uses.
- Strategies to promote infill and adaptive re-use of existing buildings permitting mixed use development within multi-floor buildings with alternatives for parking.
- Create better access into parking lots where roadside commercial areas exist.
- Target areas for new commercial sites including the Centreville Business Park for future large commercial and industrial uses and the Centreville Central Business District for small-scale service businesses and specialty shops.
- Updates to the Critical Area Program and Ordinance consistent with the Corsica River Watershed Restoration Action Strategy.

Centreville Planning Area & Infill Strategies

- *Infill/Redevelopment/Adaptive Reuse Opportunities*
- *Establish Greenways and Greenbelts*
- *Create Compatible New or Infill Development with Traditional Style Development*
- *Increase Densities*
- *Promote Mixed-Use Development*
- *Design Criteria for Redevelopment*
- *Create Affordable/Workforce Housing*
- *Fully Develop Centreville Business Park*
- *Revitalize & Enhance Central Business*
- *Improve and Maintain Parking and Parking Lot/Garage*
- *Create a Phased Annexation Plan*
- *Develop within the Planning Area*
- *Conserve/Preserve Open Space and Environmentally Sensitive Features*
- *Preserve Historic Character*
- *Consider Impact Fees*
- *Enhanced Streetscape and Community Design Standards*
- *Plan for improvement of Infrastructure and Public Facilities*



Section 5.4.6 Town Plans for Growth

The Towns play an important role in contributing to successful achievement of the County vision and goals for **rural agricultural land preservation**. Key information from the eight Town's Municipal Growth Elements has been summarized in Table 5-1. This information identifies planned growth demonstrating the need for continuous, coordinated and comprehensive planning and collaboration between County and Town governments for the purpose of maintaining the County as a **quintessential rural community** through **sustainable smart growth management**.

Table 5-1: Summary of Municipal Growth Elements

Incorporated Town	Identified Planning Area	Change in Planning Area		Change in Incorporated Boundary (Annexation)
		Existing	Future Planning Area	
Barclay	Barclay has identified long-term future Planning Area east and west of Goldsboro Road. See Barclay Planning Area Map.	Not designated as a County Planning Area.	Barclay has proposed a 76-acre short-term planning area in the draft 2009 Plan.	No immediate annexations are anticipated. Short-term Planning Area may be annexed subject to sewer availability supplied by Sudlersville through agreement.
Centreville	Centreville Planning Area has been expanded to include Greenbelt Areas and a County Planned Business Park.	Designated as a County Planning Area.	Centreville has identified nine Planning Areas totaling 1,720 acres in size (<i>acreage does not include Greenbelt Areas and County Planned Business Park</i>).	Annexation will be phased: Phase I includes Planning Areas 1, 2, 4, 6, and 8; Phase II includes Planning Areas 3, 5, 7, and 9.
Church Hill	Church Hill has identified a Planning Area approximately 9,300 acres in size in their draft 2009 Plan.	Not designated as a County Planning Area.	Church Hill identifies eight potential Planning Areas in their draft 2009 Plan totaling 887 lots.	No immediate annexations are anticipated. The Town anticipates phased annexations of the eight Planning Areas.

Source: Community Plans may be viewed in its entirety at the following website:
<http://www.qac.org>

Note: Table continued on next page.



Table 5-1: Summary of Municipal Growth Elements (continued)

Incorporated Town / Population Center	Identified Planning Area	Change in Planning Area		Change in Incorporated Boundary (Annexation)
		Existing	Future Planning Area	
Millington	Most of the Millington Planning Area is in Kent County, no planned changes within the Queen Anne's County area.	Not designated as a County Planning Area.	No planned changes within Queen Anne's County portion of the Planning Area.	No planned changes within Queen Anne's County portion of the Planning Area.
Queen Anne	To be determined. Queen Anne is requesting a six-month extension to their MGE.	To be determined.	To be determined.	To be determined.
Queenstown	Queenstown has identified a Planning Area approximately 3,980 acres in size in their draft 2010 Plan. The existing Planning Area per the 1998 Plan is approximately 2,845 acres in size.	Designated as a County Planning Area.	Within the expanded Planning Area growth is consolidated and open space preserved with TDRs.	Queenstown's current Incorporated Boundary is approximately 921 acres in size. Annexation is anticipated.
Sudlersville	Sudlersville has identified a Planning Area approximately 2,610 acres in size in their draft 2009 Plan.	Not designated as a County Planning Area.	Sudlersville has identified an Inner-Loop and Outer-Loop Planning Area. The Inner-Loop is 475 acres in size. The Outer-Loop is 916 acres in size.	Sudlersville anticipates annexation of the Inner-Loop Properties as water and sewer become available and development is proposed. Sudlersville is approximately 545 acres in size.
Templeville	Templeville has identified a Planning Area approximately 324 acres in size in their draft 2009 Plan. Portions of the Planning Area are within Caroline County.	Not designated as a County Planning Area.	Templeville has proposed a short-term and a long-term Planning Area. Short-term Planning Area is approximately 42 developable acres. Long-term Planning Area is approximately 55 developable acres.	Templeville anticipates annexation of parcels that are currently split between the County and Town jurisdiction. Growth will be subject to provision of water and sewer from Caroline County. Templeville is currently 48 acres in size, 30 of which are in Queen Anne's County.

Source: Community Plans may be viewed in its entirety at the following website:
<http://www.qac.org>



Section 5.5 Sustainability Measures

Planning and implementing *sustainable smart growth management strategies* that direct growth to existing communities provides the basis for measuring success of the County to remain a *quintessential rural community*. Those sustainability indicators and measures for future tracking to determine progress toward include:

- Number of subdivisions inside and outside of Towns, Planning Areas and Priority Funding Areas (PFAs).
- Number of residential and commercial building permits issued inside and outside of Towns, Planning Areas and PFAs.
- The average lot size inside and outside of Towns, Planning Areas and PFAs.
- Amount of infrastructure investment inside of Towns, Planning Areas and PFAs.
- Acres of greenbelt areas permanently preserved.
- Number of Transfer of Development Rights (TDRs) received in Planning Areas.

Section 5.6 Goals, Objectives and Recommendations

This section identifies various policies, objectives and recommended strategies that will contribute to realizing the goal for sustainable smart growth management directing growth to Planning Areas, Towns and PFAs.

Goal 1: Foster Government Cooperation and Participation

Objective 1: Promote inter-jurisdictional (Town/County) cooperation with respect to planning and growth related issues, including the new TDR program in order to manage growth.

Recommendations:

1. Establish joint planning agreements.
2. County funding for town infrastructure should be conditioned upon compliance with County Adequate Public Facilities Ordinance (APFO).
3. Encourage the creation of a mechanism to support the permanent establishment of Council of Governments (COG).

Objective 2: Initiate joint planning opportunities between County & Towns and with surrounding Counties.

Recommendations:

1. Seek to include representatives of Towns and bordering Counties in comprehensive and applicable community plan updates to encourage County cooperation among Towns and neighboring Counties.
2. Encourage joint Planning commission meetings with Towns and bordering Counties to discuss and resolve planning issues.



Objective 3: Encourage State coordination with the County and the Towns.

Recommendation:

1. Utilize the Upper Shore Regional Council, Maryland Association of Counties (MACo) and/or the Maryland Municipal League as the organizational structure to facilitate collaboration and cooperation.

Objective 4: Attract State resources to match County and local resources for infrastructure improvements to support designated Planning Areas.

Recommendation:

1. Utilize a variety of tools such as designation/modification of Priority Funding Areas and other special designations to establish eligibility for State funds.

Objective 5: Support funding initiatives for increased parks, recreation and open space which may include parking lots and facilities within the parks, within the designated Planning Areas, Towns and existing population centers.

Recommendation:

1. As funds are provided by the State to Queen Anne's County, the County and Towns should coordinate project details and priorities to ensure the appropriate location and development of public facilities to meet Town/County needs.

Objective 6: Support Town planning by offering County resources for technical and professional services and planning assistance as incentives to achieve responsible *smart growth*.

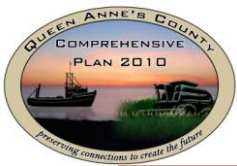
Recommendation:

1. Share County resources with Towns supported by fee for service as appropriate.
2. Provide technical assistance as appropriate to Municipalities for infrastructure and other planning issues.

Objective 7: Support Town initiatives that utilize innovative energy and environmentally sustainable technology or strategies.

Recommendation:

1. Identify State and Federal funding mechanisms for innovative energy and environmentally sustainable technology.



Objective 8: In accordance with Article 66B establish Town and County planning processes that foster implementation of community and comprehensive plans.

Recommendation:

1. Utilize the adopted plans to establish indicators and performance measures that comply with the annual reporting requirements of Article 66B.

Goal 2: Continue to Direct Growth to Designated Planning Areas

Objective 1: Allow growth in existing Planning Areas and provide for the designated new Planning Area(s) for purposes of preserving equity in farmland, decreasing the potential number of new units in the AG and CS districts, and developing environmental and site design standards.

Recommendations:

1. Promote planned neighborhood development as a village that results in reduced environmental impacts.
2. The following items a, b, c and d shall be considered holistically. Existing zoning and other laws remain in place before any changes are made to land use or code while a new Transfer of Development Rights (TDR) program is planned, approved, and implemented, and functional receiving areas are established
 - a. Designate new County Planning Area (s) or other Planning Area around existing towns with the following characteristics:
 - i. Development in New Planning Area(s) shall require the purchase of TDRs or Noncontiguous Development Rights (NCDs);
 - ii. New Planning Area (s) shall be planned, in coordination with recommendations already approved, in terms of size and the number of TDR's required for different types of residences, to have the capacity to absorb the TDRs or NCDs confirmed for Agricultural (AG) and Countryside (CS) zoned properties not including rights that may be transferred using other means such as Maryland Agricultural Land Preservation Foundation (MALPF), Rural Legacy, Purchase of Development Rights (PDR), etc.;
 - iii. New Planning Area(s) shall be planned to respect greenbelt and open space commitments of towns, while appropriately linked to towns to give New Planning Area(s) residents access to businesses, schools and public services;
 - iv. New Planning Area (s) shall be planned to respect scenic vista set-backs from highways and shall require community designs consistent with the rural, small town character of the Eastern Shore; and
 - v. Conduct a cost/benefit analysis which considers shared government financing options for the necessary infrastructure including water, sewer, roads and schools.
 - b. Confirm TDRs, PDRs and NCDs on the basis of 1 dwelling unit per 8 acres for all Agricultural (AG) zoned land and all Countryside (CS) zoning districts.
 - c. Review the need to eliminate the ability to transfer NCDs in the Agricultural (AG) and Countryside (CS) zoning districts.



- d. The total number of units eligible for development in the AG and CS zoning districts shall not exceed the number of units that otherwise could be developed as minor subdivisions using a density calculation of 1 dwelling per 20 acres. Major subdivisions may be permitted in the AG and CS districts, only if the development rights in excess of minor subdivision limits are transferred from those otherwise eligible for minor subdivisions.
3. To promote the prompt implementation of these recommendations, the Planning Commission commits itself to recommend the adoption of a new TDR Program within eighteen months of the date of the adoption of this Plan.



Page Intentionally Blank